

# COMSTOCK ESTATES HOME OWNERS ASSOCIATION

## BOARD MEETING MINUTES FOR May 13, 2025

1. Call to Order was made by Jim Jackson, President at 3:11PM. In attendance were Jim Jackson, President; Doug Yochem, Secretary; Joan Robinson, Member-at-Large and Lori Wood, HOA Mgr. Sam Russo, Treasurer and Andrea Withrow were excused absences.
2. Minutes of the last meeting for April 9, 2025 were presented. Motion to approve as presented was made by Doug and Joan 2nd that motion.
3. Reports from Officers and Committees
  - a. Treasurer's Report: Was not available due to technical issues. Financial package will be emailed to the Board when available.
  - b. ACC Approvals: Joan presented several that had been previously approved.
4. Property Manager Report
  - a. Lori reported that 17 covenant violation letters were sent out of which several were Final Courtesy and 1 fine.
5. Unfinished Business
  - a. Jim informed the board that the annual irrigation turn on went well this year with the exception of a few broken lines or valves. Jim discussed that if the valves are properly closed then open as suggested, it would reduce the number of broken valves.
6. New Business
  - a. The Board discussed going back to the original Wednesday meeting time for consistency as this is the historical date and the same day as the Annual and Quarterly meetings. The board meetings will be typically held at 4pm, but that could change as members' schedules vary. Annual and Quarterly meetings shall remain at 7pm. If any owner wants to attend a Board meeting, please contact Lori, the HOA Mgr., for details. The Board needs to know when an owner will be attending so that the agenda can be adjusted accordingly. All meetings are open to the owners.
  - b. Jim talked to Steve with Chucks Sprinkler about the irrigation water quality and if anything can be done to improve it. Nothing was determined at this time.
  - c. Doug and his wife, Lyndsey, will sponsor a neighborhood Garage Sale on June 7th from 8 am to 12pm. Lori will send out the information via eblast and add to Facebook. Owners are to contact Doug for more information.
  - d. The next meeting will be at Doug's home on June 11th.

Doug made a motion to adjourn and Joan 2nd that motion. Jim adjourned the meeting at 4:03 pm.